

12 Nottingham Street Melton Mowbray, Leicestershire LE13 1NW

Freehold Retail Investment

- Let to Partners The Stationers Limited (t/a Ryman) until 2025 (subject to option)
- Tenant in occupation since at least 1989

- Town centre location close to the Bell Centre and St Mary's Way Public Car Park and bus stops
- Nearby occupiers include Pandora, Argos, M&Co, The Edinburgh Woollen Mill and Wilko

lot 36

Rent
£29,500
per annum
exclusive



Location

Miles: 15 miles north-east of Leicester
15 miles east of Loughborough
19 miles south-east of Nottingham
Roads: M1, A606, A607, A46
Rail: Melton Mowbray Railway Station
Air: East Midlands Airport

Situation

Melton Mowbray is an affluent and historic market town. The property is situated on the east side of Nottingham Street and adjacent to the Bell Centre, with a pay and display car park to the rear of the property accessed from St Mary's Way. Nearby occupiers include Pandora, Argos, M&Co, The Edinburgh Woollen Mill and Wilko.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from rear parking accessed from St Mary's Way.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	175.93 sq m (1,894 sq ft)	PARTNERS THE STATIONERS LIMITED (t/a Ryman) (1)	10 years from 29/09/2015 (2) on a full repairing and insuring lease	£29,500	29/09/2020 (28/09/2025)
First	Ancillary	36.39 sq m (392 sq ft)				
Totals		212.32 sq m (2,285 sq ft)			£29,500	

(1) Ryman Limited is the parent company of Partners The Stationers Limited. For the year ending 29th March 2014, Ryman Limited reported a turnover of £130,622,000, pre-tax profits of £7,673,000 and a total net worth of £41,439,000. (Source: www.riskdisk.com 11/01/2016). Ryman operates from over 200 stores nationwide (Source: www.ryman.co.uk).

(2) The lease provides for a tenant option to determine the lease on 29th September 2020 on providing 6 months' prior written notice and subject to a penalty of £3,687.50.

For further details please contact:

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See: **www.acuitus.co.uk** for further details

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